

HARROGATE BOROUGH COUNCIL

PLANNING AREA2 DC COMMITTEE – AGENDA ITEM 5: LIST OF PLANS.

DATE: 1 June 2004

PLAN: 03	CASE NUMBER: 04/01293/OUT
APPLICATION NO. 6.100.2310.A.OUT	GRID REF: EAST 435018 NORTH 457671
	DATE MADE VALID: 16.03.2004
	TARGET DATE: 11.05.2004
	WARD: Knaresborough Scriven

Park

APPLICANT: Mr S Peate

AGENT: Mr P Campkin And Associates

PROPOSAL: Outline application for demolition of existing house and erection of 3 no. three bedroom apartments and 6 no. two bedroom apartments with siting and existing access considered (revised scheme, site area 0.09 ha).

LOCATION: 5 Stockwell Grove Knaresborough North Yorkshire HG5 0LN

REPORT

SITE AND PROPOSAL - Stockwell Grove is a residential street off Boroughbridge Road, Knaresborough. There is a row of shops on the corner of Stockwell Grove with Boroughbridge Road. Next door to this block is a single storey dentists' surgery. The application site is next to this surgery and is occupied by a large detached house. There are semi-detached houses opposite and further down Stockwell Grove, with larger detached houses to the rear, on The Avenue, including 2 more recent ones, 4a and 4b between no.4 and no.6.

It is proposed to demolish the house on site and erect a block of 9 apartments; 3x3-bedroomed, and 6x2-bedroomed. The application is in outline, with siting and access for consideration at this stage.

The proposed block would be built on the line of the existing house, but would extend along most of the width of the plot. It would be a maximum of approximately 4m from the surgery to the west, and amended plans show the building 7m approximately from No. 7 Stockwell Grove. The proposed block would be about 19.8m from No. 4 The Avenue.

The existing access would be used, and parking spaces would be provided to the front and rear of the proposed building. The 6 parking spaces to the rear would back up against the rear boundaries of Nos 2 and 4 The Avenue. Three parking spaces would be provided to the front, together with bin and cycle storage.

MAIN ISSUES

1. Policy
2. Effect on Streetscene
3. Effect on Neighbours

RELEVANT SITE HISTORY

6.100.2310.OUT - Outline application for demolition of existing house and erection of three 3-bedroom apartments and six 2-bedroom apartments with siting and access considered (site area 0.09ha). Withdrawn 03.02.2004.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Knarborough

Environmental Health

Recommend noise assessment for building works, due to proximity to dentists' surgery.

H.B.C Land Drainage

No comment

Yorkshire Water

Recommends conditions re foul and surface water drainage

Chief Engineer (H and T)

To be reported at meeting

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 22.04.2004

PRESS NOTICE EXPIRY: 16.04.2004

REPRESENTATIONS

KNARESBOROUGH TOWN COUNCIL - Objects:

'Due to the location of the application site, the nature of development proposed, and impact on neighbours, it is not felt possible to consider this application without full details (of design, scale, siting, layout, access, parking). Therefore request that a full planning application be submitted.'

OTHER REPRESENTATIONS - Nine letters of objection received from occupants of Nos.6,7,8,16 Stockwell Grove, Nos. 2, 4,4A, 4B The Avenue and 2B Stockwell Drive.

Grounds of objection include:

- increased traffic

- lack of on-street parking
- too large/out of character with area
- overbearing
- loss of light
- effect on trees

HARROGATE CIVIC SOCIETY - Development would contribute to housing over-provision. Consider that there are no positive reasons in planning terms to allow such a development, unless all the dwellings would be affordable in terms of Local Plan Policy H5.

KNARESBOROUGH CIVIC SOCIETY - 'Having reviewed these new plans after the previous ones were withdrawn there is nothing there to recommend them for acceptance. Although there is a division in the roofline and the car parking is to the rear as well as in front, and the total layout still to be decided, nothing allows it to fit into the streetscape.

There are still too many dwellings on the site and nine vehicles at probably minimum number will add to the traffic problems in this area.

Affordable housing might be terminology to be used once. On the second sale this may no longer be the case. We therefore once again reject this application.'

VOLUNTARY NEIGHBOUR NOTIFICATION - None undertaken.

RELEVANT PLANNING POLICY

- PPG1 Planning Policy Guidance 1: General Policy and Principles
- PPG3 Housing
- LPH06 Harrogate District Local Plan Policy H6: Housing developments in the main settlements and villages
- LPHX Harrogate District Local Plan Policy HX: Managed Housing Site Release
- LPH05 Harrogate District Local Plan Policy H5: Affordable Housing
- LPHD20 Harrogate District Local Plan Policy HD20: Design of New Development and Redevelopment
- LPA01 Harrogate District Local Plan Policy A1: Impact on the Environment and Amenity

ASSESSMENT OF MAIN ISSUES

1. POLICY- The site is within the development boundary of Knaresborough, so there is no objection in principle to residential development under Local Plan Policy H6 provided that it complies with other policies of the Plan and is of a scale, density, layout and design appropriate to the area. As less than 10 units are being proposed on previously developed land, there is no objection to development under Policy HX. The site is below the 0.5ha threshold at which the Council would seek to negotiate on affordable housing under Policy H5 of the Selective Alteration.

2. EFFECT ON STREETSCENE - Stockwell Grove is a residential street, characterised by semi-detached houses. The exceptions to this general pattern are the single storey dentists' surgery and the substantial house on the application site. The houses on The Avenue, to the rear of the site, are also quite large, at 3 storeys. The existing house sits within a large site which is set down from the road. This, together with screening provided by trees along the frontage, means it does not appear too prominent in the streetscene.

The proposed development would be no higher than the existing house, but would extend across the width of the site. This means that the proposed development would tend to dominate the site and its immediate surroundings. The scale of the proposed development is such that it is considered to be out of keeping with the streetscene and in conflict with Policy H6 of the Harrogate District Local Plan.

3. EFFECT ON NEIGHBOURS - The proposed block would be built on the same line as the existing building. This means it would still be about 20m away from the properties on The Avenue. The proposed block would present an uninterrupted line of development when viewed from these properties, and whilst proposed to be no higher than the existing, it is considered to detract from the residential amenities of these dwellings through an overbearing effect with some overlooking and a potential increase in shadowing on the garden to no.2 in particular, since the site lies to the south of 2 and 4 The Avenue.

The proposed parking would be directly adjacent to the rear gardens of No's 2 and 4 The Avenue. At present there is a single garage in this location. It is considered that the intensity of this use, so close to the neighbours' boundary, would detract from their residential amenity through noise and disturbance.

The proposed building would be quite close to the surgery, but this is not in residential use. The proposed building would be about 7m from No. 7, but set back about 4m from the front of this house. The proposed block would be about 3m closer to No. 7 than the existing house, and, although it would be the same height, it would have a much greater bulk. While it would only overbear the rear of the house at No. 7 and its garden, it is considered that this overbearing would detract from the residential amenities to an unacceptable degree.

CONCLUSION While there is no objection in principle to the erection of more than one unit on this site, the proposed scheme is considered to be too intense. It would detract from the character of the area and impact on neighbours' residential amenities to an unacceptable degree.

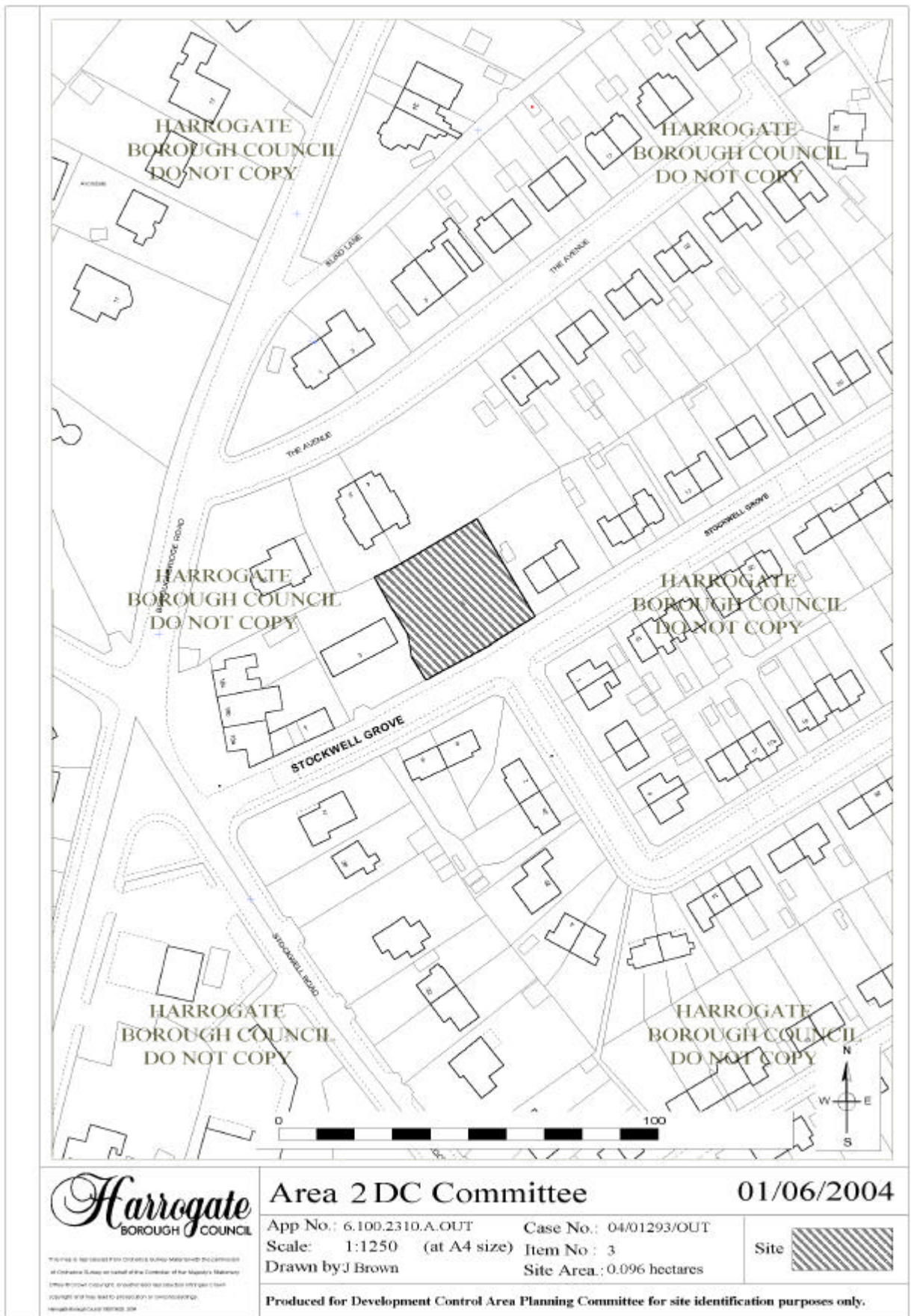
CASE OFFICER: Mr M Williams

RECOMMENDATION

That the application be REFUSED. Reason(s) for refusal:-

- 1 The proposed development represents an over-intense use of the site, which would be out of scale with its surroundings and consequently would detract from the character and appearance of the streetscene, contrary to Local Plan Policies HD20 and H6.
- 2 The parking for the proposed development would, by reason of its proximity and intensity, detract from the residential amenities of neighbours through noise disturbance, contrary to Local Plan Policies HD20 and A1.
- 3 The proposed building would detract from the residential amenities of adjacent properties through unacceptable overbearing and potential additional overlooking and

overshadowing compared to the existing property. This would be contrary to Policies HD20 and A1, and consequently Policy H6, of the adopted Harrogate District Local Plan.



Harrogate
BOROUGH COUNCIL

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Area 2 DC Committee

01/06/2004

App No.: 6.100.2310.A.OUT

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Scale: 1:1250 (at A4 size)

Item No: 3

Drawn by J Brown

Site Area: 0.096 hectares

Site



Produced for Development Control Area Planning Committee for site identification purposes only.

